



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 11, 2022
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

President Hayes and the following Trustees responded to roll: Baldino, Bertucci, Schwingbeck, Grasse, Tinaglia and LaBedz. Trustees Scaletta and Canty were absent.

Also present were: Randy Recklaus, Charles Perkins, James McCalister, Tracey Colegrassi, Nora Boyer and Becky Hume.

IV. NEW BUSINESS

A. Senior Center Utilization, Modernization, & Programming Study

Mr. Recklaus opened the presentation by saying the goal is for the Senior center to stay a vibrant and important part of the community moving forward as it has been for the past 25 years.

Henry Pittner of BKV Group presented the findings of the space utilization, modernization and programming study. The site cannot be added on to, and the parking must be maintained. The exterior walls are leaking and some of the function spaces need to be adjusted. The project is a gut/rehab situation. BKV conducted research with focus groups, stakeholder interviews and a survey. Some takeaways were: the partnership model is sound and should be updated and strengthened to achieve mutual objectives, and they anticipate that enhanced programs and services + an enhanced facility will, yield increased attendance/demand. Following interviews with the existing Senior Center partners, they created a construct of requirements of rooms and spaces to be incorporated in the improved facility.

The building is dated, so the new design adds light, and creates a less institutional atmosphere. A rebranding will be incorporated into the new revised space. It's designed for seamless ageless accessibility, safety and comfort, while making an efficient use of space.

They developed a space plan and an exterior vision for the center which is contemporary with broad based appeal. The interior will be fresh, simple and bright. They recommend renovating and remodeling the facility in a single-phase construction project. In today's dollars, the project budget estimate (including construction cost, contingency and soft costs) is \$13.315 million and will require escalation at the mid-point of construction. There is an implementation/schedule for 12-months for design and bidding then a 13 month construction schedule. He noted with price escalation, it could become an \$18.115 million project.

Mr. Pittner described the proposed floor plan and the changed entrance. Lounge areas have been created throughout. There will be a personal services zone, where those agencies are clustered. They created a curb-less passenger drop off/pick up zone with overhead weather protection. He recommended exploring sidewalks between the parking spaces. The design adds pickle ball courts, a space for lawn games, outdoor café seating and a porch next to the assembly space.

President Hayes thanked Mr. Pittner for the presentation. He said the goal is to meet the needs of senior residents and be fiscally prudent.

Mr. Perkins said this is the beginning and the plan is not set in concrete. It will take years from study to implementation. It is in the CIP as an unfunded project right now. The Board will have to discuss the prioritization of this project. Mr. Recklaus added that it is a unique facility, as it is operated and owned by the Village, but with the support of partner agencies. Discussions will occur with the community partners, and we need to make sure all the goals are achieved. The Executive Committee is: Mr. Perkins, James McCalister, Tracey Colagrassi, Nora Boyer and Cris Papierniak.

President Hayes asked about other Village buildings that may need updates. Mr. Recklaus said Fire Stations 3 and 4 will need some updates, but he didn't anticipate needing dramatic changes to those buildings.

Trustee Schwingbeck asked how the survey participants were chosen. Mr. Pittner said they posted the survey on the Village website, sent it to patrons, and each partner group reached out to their list of patrons. Trustee Schwingbeck said there were 632 participants which didn't seem like a lot. Of those, 200 have never been there and 210 were there less than 6 times a year. Of the people you surveyed, there were only 17 who said they used it on a daily basis. He questioned why we would want to add pickle courts here, when they are being added in many other locations. He was struggling to understand which people go to the center and why. The 50+ group can still use the library and ARC, there are so many services already. He

questioned the ability of the center to attract that age group.

Mr. Pittner said when you look at the younger demographic, they are not necessarily using it, but it's a way for them to be more familiar with it for their own future use. The same activities are offered throughout the community, but its different when you are in your own cohort. It's important that the center is appealing to the younger groups, so they are comfortable taking their parents there for services. The survey results didn't surprise them.

Mr. Recklaus added that the survey was one leg of an overall assessment. There was also an Age Friendly Survey conducted which included a broader based group and the Sr. Center Accreditation information was also included. There is no crystal ball as to what will be attractive in future years.

Trustee Grasse appreciated the emphasis on community. The results seemed consistent to her. She asked if they were some areas we could tweak because of Covid. Mr. Pittner said yes, nationally they are seeing virtual programming staying. More seniors are participating because of it. The new conference areas will be more adaptable and have technology to accommodate the trend.

Trustee LaBedz said she could tell there was a wide range of people based on the survey responses. As we all get older, the virtual programs and activities will be natural to us, it's important to make sure these move forward. She asked about the gazebo, as it was presented to the Senior Center with a dedication ceremony. Mr. Pittner said the gazebo was discussed; they will need to create a different enclosure so it could rededicated/named. That would occur at the next phase. Trustee LaBedz asked if there was Federal funding or State funding available for this type of project. Mr. Pittner did not know of any.

Trustee Tinaglia suggested the columns and light fixtures could borrow some direction from the Public Works Building. He asked if the mechanicals needed to be replaced. Mr. Pittner said the lighting will, but the power will stay the same, just redistributed. They are trying to keep the configurations as close as they can for plumbing and electrical. The roof is in decent shape and should last quite a while. Trustee Tinaglia said if you are doing 40,000 sq. ft. and a terrace, he estimates the cost at \$300 per square foot, which to him is an underestimate. By the time it comes forward, it will be more like \$400 per square foot. Mr. Pittner said they used W.B. Olson for the pricing feasibility study and that was their best estimate. Trustee Tinaglia said he hoped they were right. There will be soft costs on top of these prices making it closer to \$17 million. The facility is important, we have to have it, but he is concerned if it is in the right place, at the right price, and at the right time.

Trustee Bertucci asked how the funding could happen. Mr. Recklaus explained we typically fund major improvements when we have debt that expires. The Village can offer more bonds and not increase our debt load. The next bond expiration window is 2024 but those funds are currently earmarked for the lead service line replacement project. If we can get grant relief for that

project, those funds might be used for the Senior Center. After that, window is 2030 and there are competing projects. It is possible State and Federal grants could become available. Staff also plans to talk to the community partners to see how they could help fund it. Trustee Bertucci said he would not want to raise the Village's debt. Mr. Recklaus said we can't count on 2024 based on what we are planning for with the lead service line and we are legally obligated to do that work. Trustee Bertucci asked if there was room in 2030. Mr. Recklaus said that would be a Board decision based on their priorities. We don't know if or how much help we could get from the other agencies.

Trustee Baldino said he was not as concerned about the location, but is concerned about cost. Assuming 2024 is not the time, and it becomes 2030, can the facility last that long? Mr. Recklaus said some work will need to be done. Mr. Pittner said the boilers and air units will need to be addressed. It won't fall down and the services will most likely be able to continue. The acoustics will suffer. The partitions are not acoustically working any longer. There will be some costs incurred to keep the building functional. Trustee Baldino asked what kinds of activities are considered virtual gaming. The answer was golf, bowling, and Wii based games. The idea is that the room's technology stays viable and keeps up. Trustee Baldino said every agency seemed to have comparable space except for the Catholic Charities offices. He asked how will their services be provided for if they are moved out. Mr. Pittner said Catholic Charities is assessing their programs. Their staff that is not forward facing to seniors would move. This staff worked remotely during Covid. The program that interacts with the residents would stay. There is other space that might be available to them at a fair price, but more discussion needs to happen. Mr. Perkins said the services being kept are the face-to-face senior engagement services. Administrative office space is what might move. We are still discussing the issue and will work it out through the process. Trustee Baldino asked for sustainability to be kept in mind. Mr. Pittner said he understood those goals, and all of his government buildings are at least LEEDS Silver and typically are higher. He will try to get the biggest bang for the buck.

President Hayes asked what is the shelf life of this report. Mr. Pittner said trends are 5-7 years. The physical ideas are solid, the visioning might need to be readdressed to see how things have changed and how the Board feels about them then.

Dr. George Motto said the Senior Citizen's Commission is 100% behind the renovation. The center is the lynchpin of senior services for the Village. The Park District also conducted a survey, and the Sr. Center is very important for their overall plan. Aging in place is more common and is hard. If we are going to help people do that, they need a place to be the central point to coordinate it all.

Sue Vicielli, Sr. Citizen Commission chair, said AARP did a study of Arlington Heights and over 50% of our population is 50 or older. We need to anticipate these adjustments. We may need more than one center. She asked to learn

and share the anticipated participation increase when the renovation is done.

Elbert Kunz works in the lending closet as a volunteer. They have about 110-125 guests borrowing and returning equipment each month. They don't loan equipment just to seniors, it's all generations.

Claudette Nowell-Phillip said people are living longer, conceptionally we need to reframe what seniors are doing. She is struck by the vitality, energy and welcoming senior community at the center. There are over 200 volunteers who make the senior center work. Seniors are giving back, it's not so much a place to get, but a place to give back. Each volunteer hour has a value of \$28. We need to work the concept of what people do when they retire and support a viable functional welcoming community that gives back. She asked the Board to think in those terms.

Bruce Cruz said it's a not a senior center, it's a super center, this plan would make it a super/super center.

Cindy Ingola works at the center with Catholic Charities. She said the services are valuable and asked the Committee to rethink some of the space allotted to the agencies. They could use more space; it would not be storage.

President Hayes said this is not a final plan, and things can still be changed.

Melissa Cayer said she did not want to go to the center and did not want to pay tax money for it. People can take public transportation to activities that could happen at other public facilities. She said to spend and tax cautiously.

Trustee Tinaglia said to give the naming a lot of thought. There may be perspectives that may need to be updated.

Trustee Bertucci moved to accept the final report from the BVK Group in the Senior Center Utilization. Trustee Baldino Seconded the motion. The motion carried unanimously.

V. OTHER BUSINESS

Melissa Cayer asked if there had been updates to the TIF districts since last Board meeting. The answer was no. She said that landscapers are not required to get business licenses so maybe stationary businesses should get same break. She asked where MWRD Grant money come from. Mr. Recklaus said MWRD receives property taxes and fees. Ms. Cayer asked when the property tax bills would come out. Mr. Recklaus said Cook County is responsible for them, there is no information from the Village.

VI. ADJOURNMENT

Trustee Bertucci moved to adjourn at 8:29 p.m. Trustee Baldino seconded the motion. The motion passed.